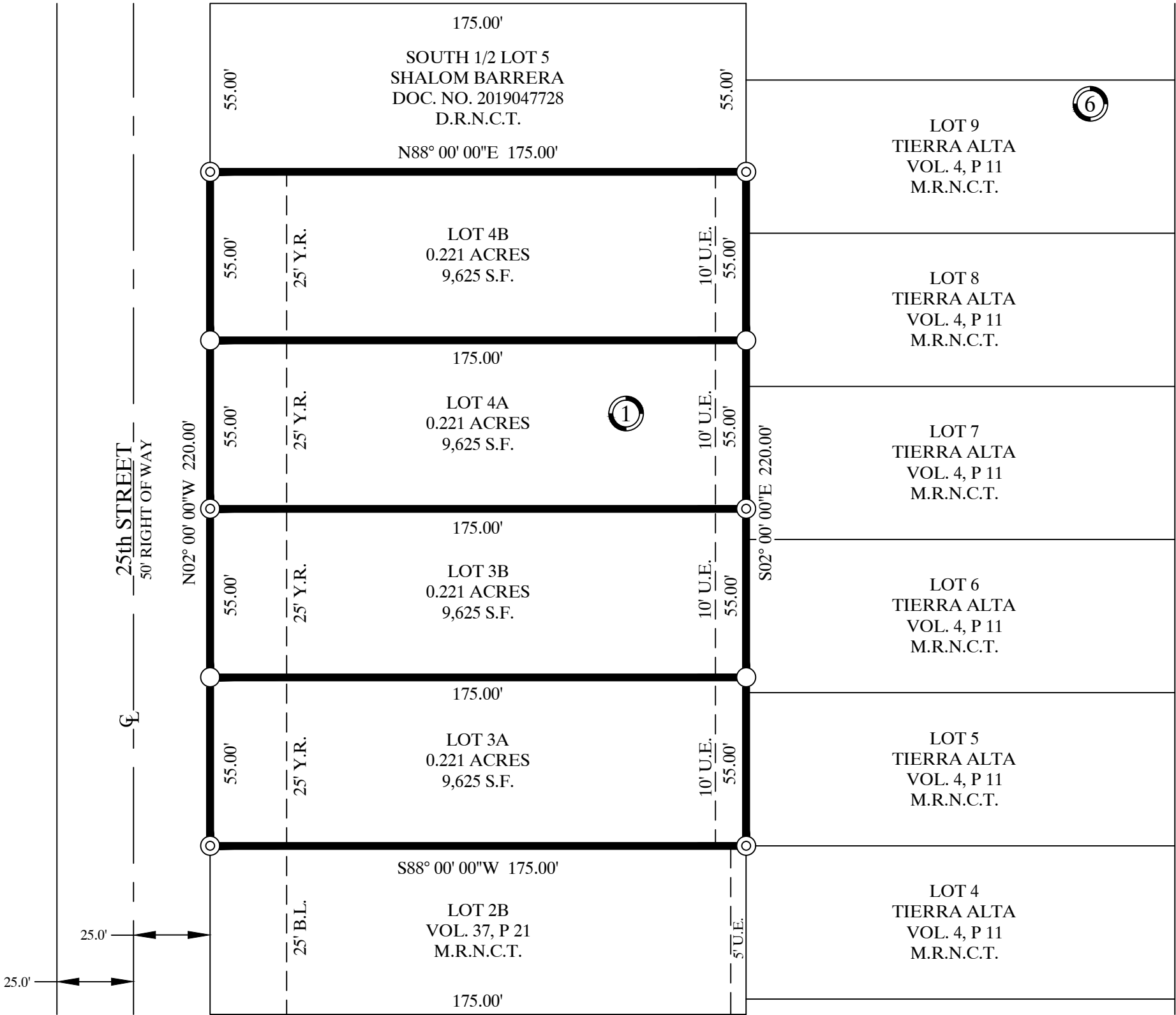
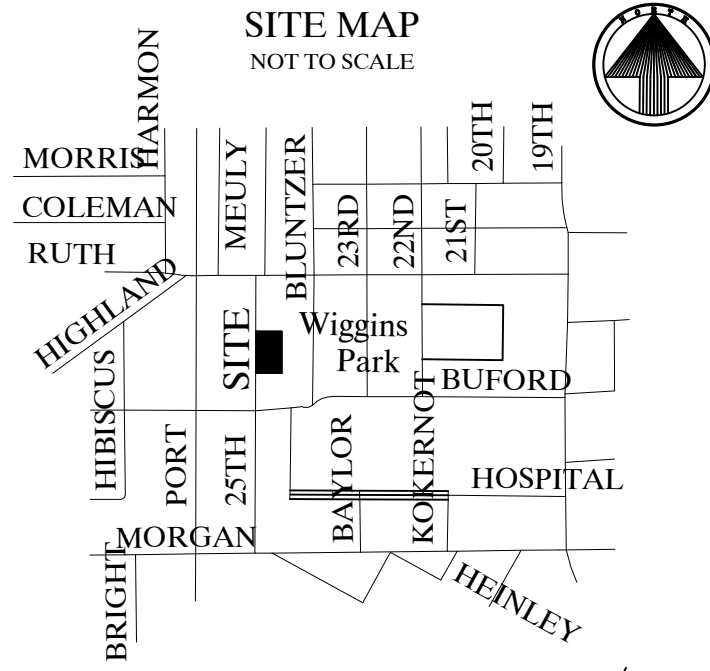
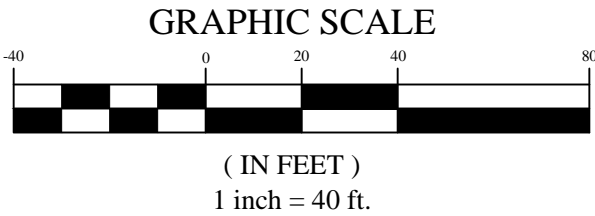
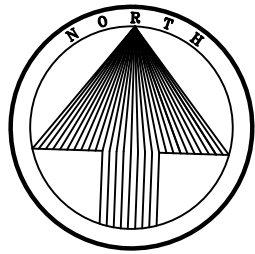




Brister Surveying
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcba.com
Firm Registration No. 10072800

REPLAT OF MONTROSE PARK BLOCK 1, LOTS 3A, 3B, 4A, AND 4B

BEING A REPLAT OF A LOTS 3 AND 4, BLOCK 1, MONTROSE
PARK, AS SHOWN ON A MAP RECORDED IN VOLUME 4,
PAGE 6, MAP RECORDS OF NUECES COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF NUECES

WE, THANKSGIVING HOMES, DO HEREBY CERTIFY THAT WE
ARE THE OWNERS OF BLOCK 1, LOTS 3A, 3B, 4A, AND 4B, THE
PROPERTY SHOWN HEREON, WE HAVE HAD SAID LAND
SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP
HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION
AND DEDICATION.

THIS THE _____ DAY OF _____, 2021

GARY ALLSUP, PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY
PERSONALLY APPEARED THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS
THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE
AND CONSIDERATION THEREIN EXPRESSED, AND IN THE
CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2021

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY
WAS APPROVED BY THE PLANNING COMMISSION OF THE
CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2021

JEREMY BAUGH
CHAIRMAN

AL RAYMOND III, A.I.A.
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS
APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE
CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2021

BRETT FLINT, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES
COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING
INSTRUMENT DATED THE _____ DAY OF _____, 2021, WITH ITS
CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY
OFFICE THE _____ DAY OF _____, 2021 AT _____ O'CLOCK _____ M IN
SAID COUNTY IN VOLUME _____, PAGE _____ MAP RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR
SAID COUNTY AT MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY
AND YEAR LAST WRITTEN.

NO. _____
FILED FOR RECORD

KARA SANDS, CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND
SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE
FOREGOING MAP FROM A SURVEY MADE ON THE GROUND
UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO
THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE _____ DAY OF _____, 2021

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR



LEGEND:
B.L. = BUILDING LINE
CL. = CENTERLINE
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
Y.R. = YARD REQUIREMENT

○ = SET 5/8" RE-BAR
⊙ = FOUND 5/8" RE-BAR

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0316 C, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 0.884 ACRES.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.